

President Reichart convened the public meeting of Hanover Borough Council on Thursday, May 6, 2021 at 6:30 PM in the Hanover Borough Council Chamber, 44 Frederick Street, Hanover, PA, as advertised. The meeting was conducted in person and via Zoom Webinar with video presentation.

### **PRELIMINARY MATTERS**

President Reichart called the regular business of the meeting to order and asked all those in attendance to recite the Pledge of Allegiance followed by a moment of silence.

On roll call the following answered as present: Mr. Chesney, Mrs. Funk, Mr. Hegberg, Ms. Pranses, Mr. Reichart, Mr. Roland (*virtual*), and Dr. Rupp; Mayor Whitman (*virtual*); Solicitor Shultis; Manager Dunford; and Secretary Felix. Council Members Mr. Hoover, Mr. Kress and Mr. Lockard were not in attendance. Also in attendance were Planning & Engineering Director/Zoning Officer Mains and Stenographer Deb Zepp.

Secretary Felix noted a quorum was present.

Introduction by President Reichart:

*"As you know, for the last several years, the Borough has been engaged in a comprehensive review of its current Zoning Ordinance and Zoning Map. In February of 2021, the Hanover Borough Planning Commission completed its work on the new proposed Zoning Ordinance/Map and presented it to Borough Council along with the Planning Commission's recommendation to Council to begin the process of adoption.*

*As part of that process, the Borough Council forwarded the proposed new Zoning Ordinance/Map to the York County Planning Commission for its review and York County Planning Commission completed its review at its public meeting on April 20, 2021.*

*Tonight is the time set for Hanover Borough Council to hold a public hearing to obtain comment from the public and to discuss the text and map of the proposed new Zoning Ordinance of the Borough of Hanover.*

*After this public hearing, at a future public meeting, Borough Council will decide on whether to advertise the new Zoning Ordinance for adoption.*

*At this point I will turn the meeting over to the Solicitor to moderate tonight's public hearing."*

Solicitor Shultis welcomed all to the public hearing and thanked President Reichart for his introduction.

Solicitor Shultis confirmed that there were no citizens in the virtual waiting room.

Solicitor Shultis made the following statement:

*"I am Tim Shultis, the Solicitor to the Hanover Borough, and I will be facilitating the Zoom Hearing this evening. In addition to the Council members and staff participation, we will provide an opportunity for verbal public comment following the presentation Director Mains and Planner Rarigh.*

*We request that the participants – other than Council members participating by Zoom – mute themselves to reduce background noise. At the appropriate time in the meeting, if a member of the public desires to offer public comment during the public comment period and they are participating via computer they can request to do so by virtually raising their hands using the controls in the zoom window under participants. The virtual hand can also be lowered using the same buttons. But we ask you not to raise your hands until the floor is open to public comment.*

*I will, however, call on each participant individually to assure that anyone who wishes to provide public comment has the opportunity to do so.*

*Prior to addressing Council, please remember to unmute yourselves using the controls in the zoom window and then please remember to mute yourselves at the conclusion of your comments.*



*If you are participating via telephone you are able to unmute yourself by pressing star 6 on the phone keypad. Once you have concluded your comment you can again press star 6 to mute yourself.*

*The host may assist with muting and unmuting participants in order to facilitate orderly participation.*

*At this point, I will quickly review the rules of decorum for tonight's public hearing.*

*If you wish to address Council, as you are recognized, please state your name and address and spell your last name.*

*This proceeding is being transcribed by a court reporter, Deb Zepp, who takes down every word that is spoken. In order to assist her in her job, please speak clearly and slowly.*

- 1. Public Comments should be directed to Council. In the event that the Council desires to respond in some manner to the comments offered, the President may designate who will provide a response or recognize persons to offer a response as may be appropriate.*
- 2. Though this goes without saying it, all those participating in tonight's hearing should demonstrate mutual respect and decorum. Members of the public are asked to not speak out audibly outside the public comment period or to engage one another in argument.*
- 3. If anyone has an issue at any time during the meeting either, being able to hear or to participate throughout the meeting, please send a chat message to our Zoom host so that we can address any technological issues.*
- 4. Comments, displays, or texts that are unrelated to the business that is before the Council are not permitted.*
- 5. All participants are welcome to offer comments, but we ask members of the public to be considerate of the desire of other members of the public to provide comment and the natural limitations of time and attention. In that regard, we ask that you be organized and to the point in your public comments. While we request that you be as brief as possible, we want to assure all who are participating in this meeting that the Council will listen to and consider the comments which are being made. As in many things, quality is better than quantity and sometimes less is more."*

Solicitor Shultis identified the exhibits:

- Proof of Publication
- York County Planning Commission Recommendation
- Written Public Comment
  - Email from Michael Bowersox, received May 6, 2021
  - Letter received from Jeremy Diehl, dated April 30, 2021
  - Letter received from Herb Riesig from Emerge Church, dated April 30, 2021
  - Letter received from Jeff Stern, J & S Construction, dated April 30, 2021

#### **Presentation by Department of Planning & Engineering Mains/Planner Rairigh**

Mr. Mains reviewed the reasons for the proposed new zoning ordinance, noting the process began in 2017 with many workshops held. Planner Mr. Rairigh has formatted the ordinance into a user friendly format. There will be a parcel based zoning map, very clearly and concisely laid out.

Some new concepts the ordinance will address are: no regulation on no-impact home based businesses; standards for short term rentals; and tools for re-development efforts - current industry standards are addressed in a controlled and deliberate manner.

#### **Individual Council Member Questions**

Mr. Reichart asked each Council Member individually for questions or comments:

- Mr. Chesney: No comments, in support of the proposed ordinance
- Dr. Rupp: No comments, in support of the proposed ordinance



- Mr. Hegberg: Asked for letters to be scanned and emailed to Council
- Ms. Pranses No comment
- Mrs. Funk No comment
- Mr. Roland Commented he is excited that the project is finally coming to fruition
- Mr. Reichart No comment

Solicitor Shultis noted there are now five members of the public online; and he asked all for to identify themselves and provide comment:

- Laura Silver No comment; here to observe
- George Hubbard No comment; here to observe
- Betsy\_\_\_\_\_ No comment; here to observe
- Sharon Boyer, YCPC No comment; here to observe
- Justine Trucksess No comment; here to observe

Solicitor Shultis asked again for public comment; he confirmed that no participants were participating by phone, and there were no virtual questions.

President Reichart asked for Council comments:

- Mr. Hegberg noted there was discussion at the Planning Commission meeting the previous evening. He asked how proposed amendments will be addressed.
  - Mr. Mains responded that as we begin to use and enforce there will be changes and tweaks that are a normal and customary process as time progresses. With comments received, we can include in a future update, i.e., 6 months to flush out what needs to be amended and to research comments.
- Dr. Rupp wanted to be sure that residents know the process to submit comments.
  - Mr. Mains stated he has reached out to all who have commented thus far, and looks to Council to drive this discussion.
- Mr. Roland thanked Mr. Mains for all of his hard work on the project and all of those who have worked on the project over the years. He understands that the comments will be addressed, and the ordinance will need to be amended as the process moves forward.

## **ADJOURNMENT**

President Reichart thanked all for their cooperation and attendance this evening.

It was moved by Mr. Roland, seconded by Mrs. Funk to adjourn the meeting at 6:40 PM. Motion carried.

Respectfully submitted,

  
Dorothy C. Felix  
Borough Secretary